

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE – Vice-Chair
TYLER STRADLING
DANETTE HARRIS

GREG HITCHENS
DIANNE von BORSTEL
CAMERON JONES

June 14, 2011
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Ordinance Update
- B. Zoning Administrator's Report – Congress for New Urbanism 19
- C. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE MAY 10, 2011 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA11-004 7335 East Broadway Road (Council District 6) Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing church in the R1-6 and R1-7 zoning districts. (PLN2010-00361) **Continued from the May 10, 2011 meeting**

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

Board decision: **Approved with conditions**

- *2. BA11-009 25 North Extension Road (Council District 4) - Requesting a Special Use Permit to allow a Commercial Communication Tower in the C-3 zoning district. (PLN2010-00405)
Continued from the May 10, 2011 meeting
- Staff Planner: Wahid Alam
Staff recommendation: Continuance to the July 12, 2011 meeting
Board decision: Continued to the August 9th, 2011 meeting
- *3. BA11-027 2145 South Farnsworth Drive (Council District 6) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the R1-7 DMP and R-2 DMP-PAD zoning districts. (PLN2011-00100)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: Approved with conditions
- *4. BA11-028 2039 West Guadalupe Road (Council District 3) - Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height allowed in the C-2 zoning district. (PLN2011-00103)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board decision: Approved with conditions
- *5. BA11-029 539 North Standage (Council District 1) – Requesting a Variance to allow a residential addition to encroach into the required side yard in the R1-6 zoning district. (PLN2011-00105)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: Approved with conditions
- *6. BA11-030 2910 North Power Road (Council District 5) – Requesting a modification of a Special Use Permit (SUP) for a comprehensive sign plan in the C-2 DMP zoning district. (PLN2011-00106)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: Approved with conditions
7. BA11-031 714 West Edgewood Avenue (Council District 3) - Requesting a Variance to allow a residential addition to encroach into the required side yard in the R1-6 zoning district. (PLN2011-00108)
- Staff Planner: Wahid Alam
Staff recommendation: Denial
Board decision: Approved with conditions

- *8. BA11-032 510 South Mesa Drive (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the addition of a dwelling unit in the R-2 zoning district. (PLN2011-00110)

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

9. BA11-033 230 South Country Club Drive and 458 West 3rd Avenue (Council District 4) Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing bus maintenance facility in the M-2 and TCB-2 zoning district.

Staff Planner: Gordon Sheffield

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.